

DEVELOPMENT MORATORIUM AIRPORT AREA AND SR-210 CORRIDOR



Background:

The Rialto Airport Specific Plan (adopted November 18, 1997) is the current land use and planning document for most of the area surrounding the Airport and along the SR-210 freeway. The Rialto Airport Specific Plan established various land use and development standards based on the assumption that the Rialto Municipal Airport would continue and expand its operations, as envisioned in the 1992 Airport Master Plan. However, these expansion plans were abandoned in 1998 after the Federal Aviation Administration (FAA) concluded that insufficient market demand was demonstrated to justify the proposed expansion of the Airport.

During 2003 the City engaged the services of The Planning Center, a community planning, design and environmental consulting firm, to identify and evaluate a variety of potential development options for the Rialto Municipal/Art Scholl Memorial Airport. Phase I of the Rialto Airport Asset Study was completed in May, 2004. The Phase I Report concluded that the Airport currently operates significantly below its capacity and that growth trends in general aviation will be relatively flat for the foreseeable future. As such, the Report concluded that the Airport will continue to impose a significant financial burden upon the City. The report recommended that the City investigate alternative uses of the Airport, including continued operations, downsizing or potentially relocating the Rialto Municipal Airport facility to other nearby airports in the region.

Based upon the Phase I recommendations, the Redevelopment Agency approved an Exclusive Negotiation Agreement ("ENA") with the Lewis Companies to prepare a series of conceptual master plans for the Airport and surrounding area. City staff has been meeting with the Lewis Companies on a monthly basis regarding the master planning of the land surrounding the Airport and SR-210 corridor. The schedule of performance requires that these conceptual plans and a cost/benefit analysis be presented to the City Council sometime during the summer of 2005.

Given that the Rialto Airport may be relocated or downsized in the near future, development applications currently permitted by the Rialto Airport Specific Plan may ultimately be inconsistent with a new Master Land Use Plan to be approved by the City Council in the near future. The City Council adopted Ordinance No. 1369, an urgency Ordinance, which established a moratorium on the processing of all development applications and building permits on properties located along the SR-210 freeway corridor and property surrounding the Rialto Municipal Airport Area specific plan for a period of twenty-two months and fifteen days. The primary goal of the moratorium is to minimize land use conflicts and optimize the use of the land surrounding the Airport and SR-210 freeway.

Once the destiny of the Rialto Municipal Airport has been determined and a Master Land Use Plan selected by the City Council, a Specific Plan Amendment and Environmental Assessment/EIR will be prepared (as necessary) to implement the land use changes. Staff anticipates that a new Specific Plan for the Airport and the surrounding area will be completed in approximately 12-18 months. At that time, the moratorium will be released.

Effect of Moratorium:

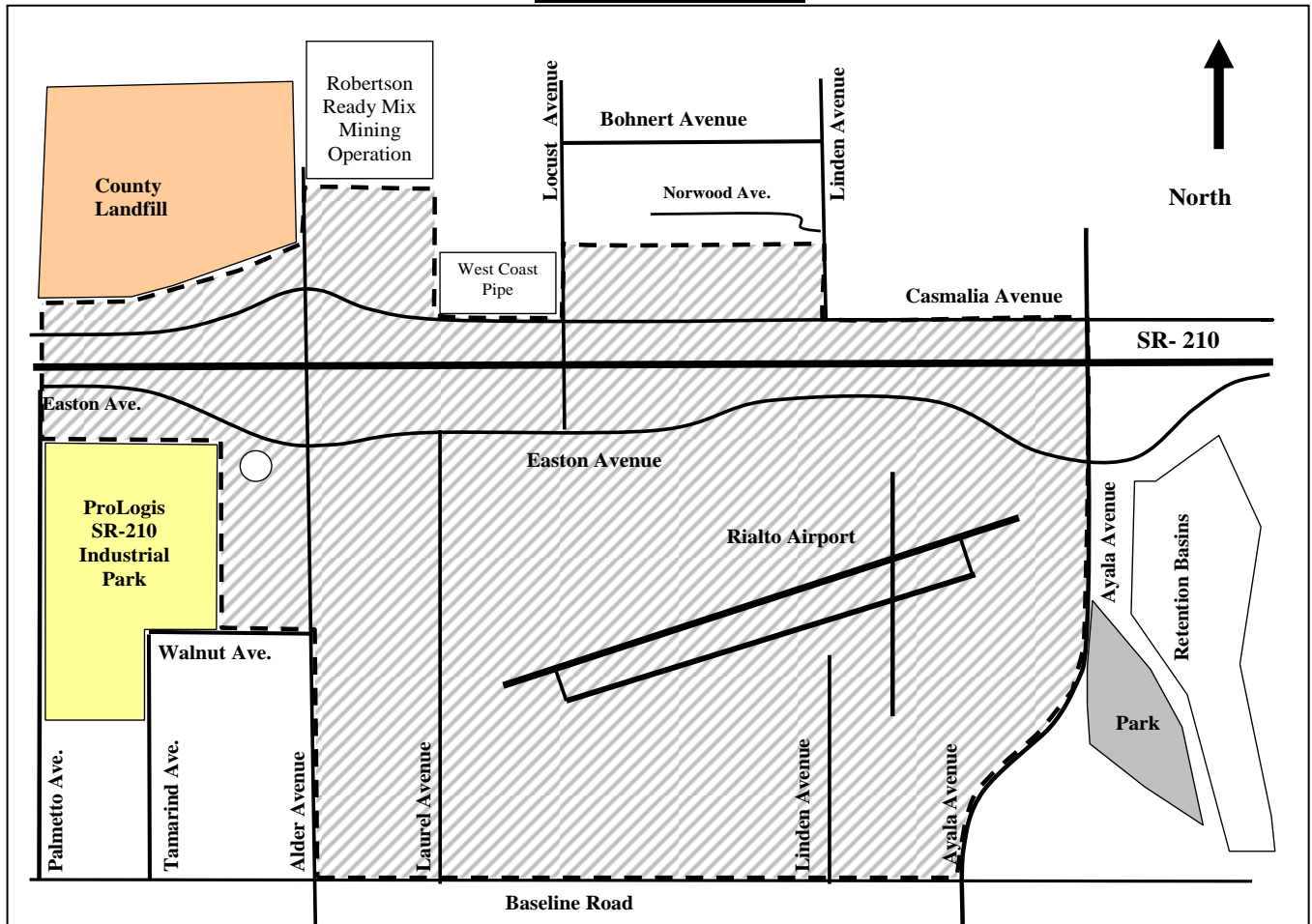
The interim ordinance does not preclude all development from occurring during this moratorium period. The development moratorium shall not apply to permits for life safety, maintenance and repair (including exterior and on-site modifications and improvements and access doors and docks, which do not extend the existing basic building footprint), interim uses which will cease prior to the adoption of a revised Rialto Airport Specific Plan, signage, fencing, public infrastructure, private infrastructure deemed by the City to benefit the public, streets, streetscapes, utilities, public facilities, K-12 schools, and parks.

In some cases, new development applications can be approved if the City can make a finding that "*the proposed development satisfies current development standards and that the proposed development will not be inconsistent with probable future land use plans and development standards.*" Each property and proposed development will be unique and will be reviewed on a case by case basis. The City has established a review procedure for making these determinations, which is explained further in the Administrative Relief section.

Area Affected:

The property affected by the moratorium is generally located east of Alder Avenue, north of Baseline Road, west of Ayala Avenue and includes properties along the 210 freeway corridor with frontage on Casmalia or Easton Avenue.

MORATORIUM AREA



Administrative Relief from Moratorium:

During the moratorium, the Planning Division of the Development Services Department will not accept any formal development applications on property located within the affected area unless it has first been reviewed by the City's Economic Development Committee ("EDC"). The EDC, which is comprised of two City Council members, the City Administrator, Development Services Director and the Redevelopment Director will meet on a monthly basis, generally on the 4th Wednesday of each month, to review proposed projects on a case by case basis. Based upon a favorable finding or recommendation by the EDC, applicants may then submit formal a development application and begin the development review process by the City.

However, in those instances where the EDC determines that a proposed development or use is found to be in conflict with the future Master Land Use Plan being developed, the proposed project will not be processed by the City's Planning Division. In these instances, the developer or property owner may elect to wait until the new Land Use Plan is developed, may propose another type of development on their property that is consistent with the new Master Land Use Plan, or appeal the EDC's decision to the City Council.

If the developer or property owner wishes to appeal the decision of the EDC, they may submit a formal request for relief from the Moratorium to the City Council. Relief may be granted if the City Council can make a finding hat the proposed development would be consistent with current land use plans and development standards and that it would not be inconsistent with probable future land use plans and development standards. Final determination shall be at the sole and absolute discretion of the City Council.

For more information, please contact: Redevelopment Agency of the City of Rialto
131 S. Riverside Avenue
Rialto, CA 92376

**REQUEST FOR DETERMINATION BY
ECONOMIC DEVELOPMENT COMMITTEE**

Name of Applicant: _____

Mailing Address _____

City , State, Zip _____

Phone Number #1 () _____ **Fax:** () _____

Phone Number #2 () _____ **E-Mail:** _____

Property Owner : _____

Property Address _____
(APN#'s) _____

Cross Streets: _____

Size of Parcel(s): _____ **acres** **Lot Dimensions:** _____

Current Land Use: _____ **Current Zoning :** _____

Surrounding Land Uses:

North of Project _____ **South of Project** _____

East of Project _____ **West of Project** _____

Proposed Development:

Type of Use: _____ **Size of Building (s):** _____

Description: _____

Attachments: () **Assessors Map** () **Site Plan**
 () **Aerial** () **Elevations**

Mail, Fax or Deliver to:

Redevelopment Agency of the City of Rialto
131 S. Riverside Avenue
Rialto, CA 92376
Phone: (909) 879-1140
Fax: (909) 875-5467